

FOR SALE

GEOHERMAL RESORT LAND	290+/- ACRES	\$ 6,250,000
RESIDENTIAL SUBDIVISION	164+/- ACRES	\$ 800,000

SURPRISE VALLEY, CA

(5 MILES EAST OF CEDARVILLE, CA AND 20 MILES EAST OF ALTURAS)



*Truly a unique property with unlimited development possibilities
Has been in the same family for 50 years*

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COLLIERS
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SURPRISE VALLEY PROPERTY FEATURES

454 +/- ACRES TOTAL



THE AREA

- 800 mile radius includes most Western US cities
- 5 miles from California/Nevada border
- Cedarville Airport has a 4,400 foot lighted runway (long enough for private jets)
- 5 miles east of Cedarville, which contains restaurants, lodging, hospital, fairgrounds, and a grocery store
- Close proximity to golf, skiing, hunting, fishing and camping
- Agricultural General (AG) zoning - Administrative or use permit allows a wide range of commercial uses

PROPERTY INCLUDES

- 164 +/- acre Subdivision - 16 parcels - utilities stubbed in. Priced from \$85,000 to \$145,000 each.
- Surprise Valley Hot Springs Resort “established” in 1999
- Approved use permit and blueprints for a 50 Unit RV park
- Geothermal land and cold water wells

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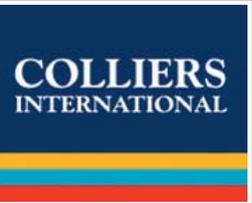
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SURPRISE VALLEY PROPERTY FEATURES INVENTORY AND PRICING

290 +/- ACRES



<i>Item</i>	<i>Number</i>	<i>Unit</i>	<i>Value</i>	<i>Total</i>
Resort villas	18	each	\$150,000	\$2,700,000
Employee apartments	4	each	\$112,500	\$450,000
Geothermal land	289.61	acre	\$7,250	\$2,100,000
Shop	2,250	sf	\$25	\$55,000
Conference Center	5,912	sf	\$75	\$445,000
RV Park plans & approvals				\$50,000
Cold water wells				\$100,000
Resort business				<u>\$350,000</u>
				\$6,250,000
Ranchettes Subdivision	16	lots	\$50,000	<u>\$800,000</u>
Total Asking Price				<u><u>\$7,050,000</u></u>



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SURPRISE VALLEY HOT SPRINGS RESORT PROPERTY FEATURES

RESORT & ADJACENT LAND

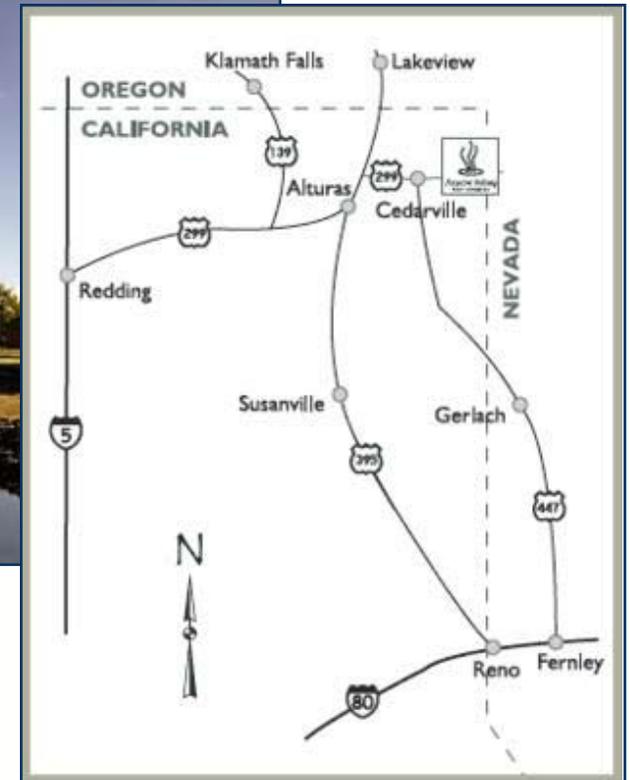
290 +/- ACRES



RESORT FEATURES

- Agricultural General (AG) Zoning (could include golf course, store, timeshare, greenhouse, pool, etc. with a use permit)
- Turnkey Mineral Hot Springs Resort established in 1999; \$400,000 +/- gross in 2007
- APN's 033-020-31-11 and 033-070-23-11
- Has been owned by the same family for approximately 50 years

OFFERED AT \$6,250,000



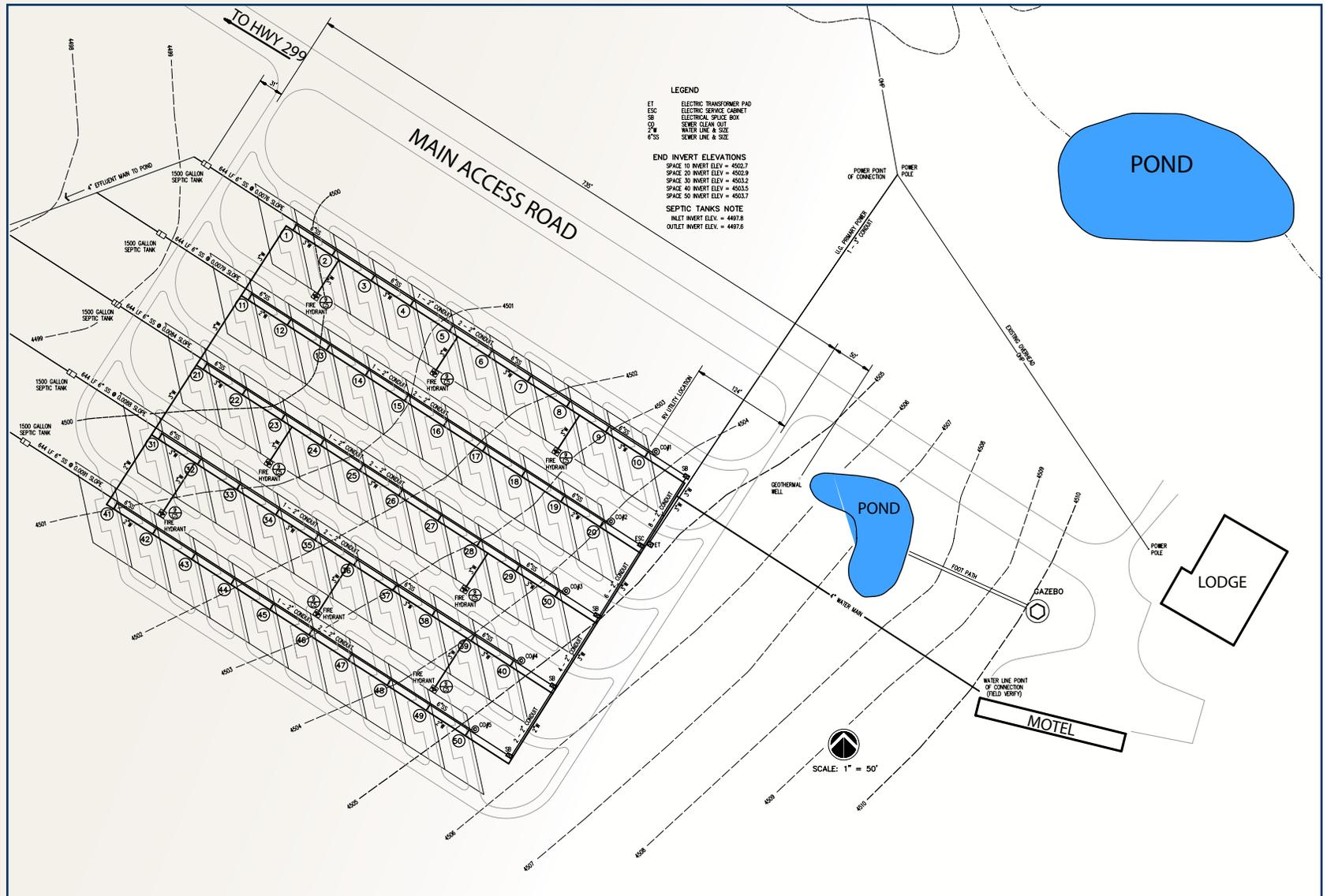
DEVELOPMENT POSSIBILITIES

- Eco Town
- Resort (Upscale Spa)
- Medical Groups (Wellness Center, Treatment Center)
- Retreats
- Commercial Greenhouses
- Small Scale Power Generation
- Private Residences

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PLAN FOR APPROVED 50 UNIT RV PARK



PROPERTY GEOTHERMAL CHARACTERISTICS



- Geothermal source is shallow (close to surface)
- 2 Artesian Geothermal wells with 205°F water at the surface; 6" casing
- 1 Artesian Hot Well at the surface; 10" casing
- 2 Artesian Cold Wells located on Ranchette property (not often found near hot springs)
- Hot creek runs across property; approximately 140-180°F at approximately 500 GPM
- Low sulfur which means no "rotten egg" smell
- Full mineral rights, unlike many adjacent properties which are encumbered w/geothermal leases
- Well levels have never dropped or fluctuated, even during drought years, according to the owners



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DESERT ROSE RANCHETTES SUBDIVISION

164 +/- ACRES



- 16 parcel subdivision with lots sizes ranging from 5.12 to 22.89 acres
- Retail prices ranging from \$85,000 to \$145,000 each
- Surrounded by BLM land on 2 sides
- Power & telephone stubbed in
- Buyers need to install their own septic and wells
- Close to thousands of miles of forest roads and hundreds of miles of trails
- The area is perfect for camping, hunting, bird watching and fishing
- 1 cold water well serves the landscaping and fire suppression for the subdivision
- Includes 2 acre parcel w/separate entrance; potential cold water use

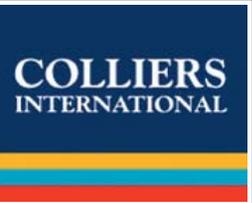
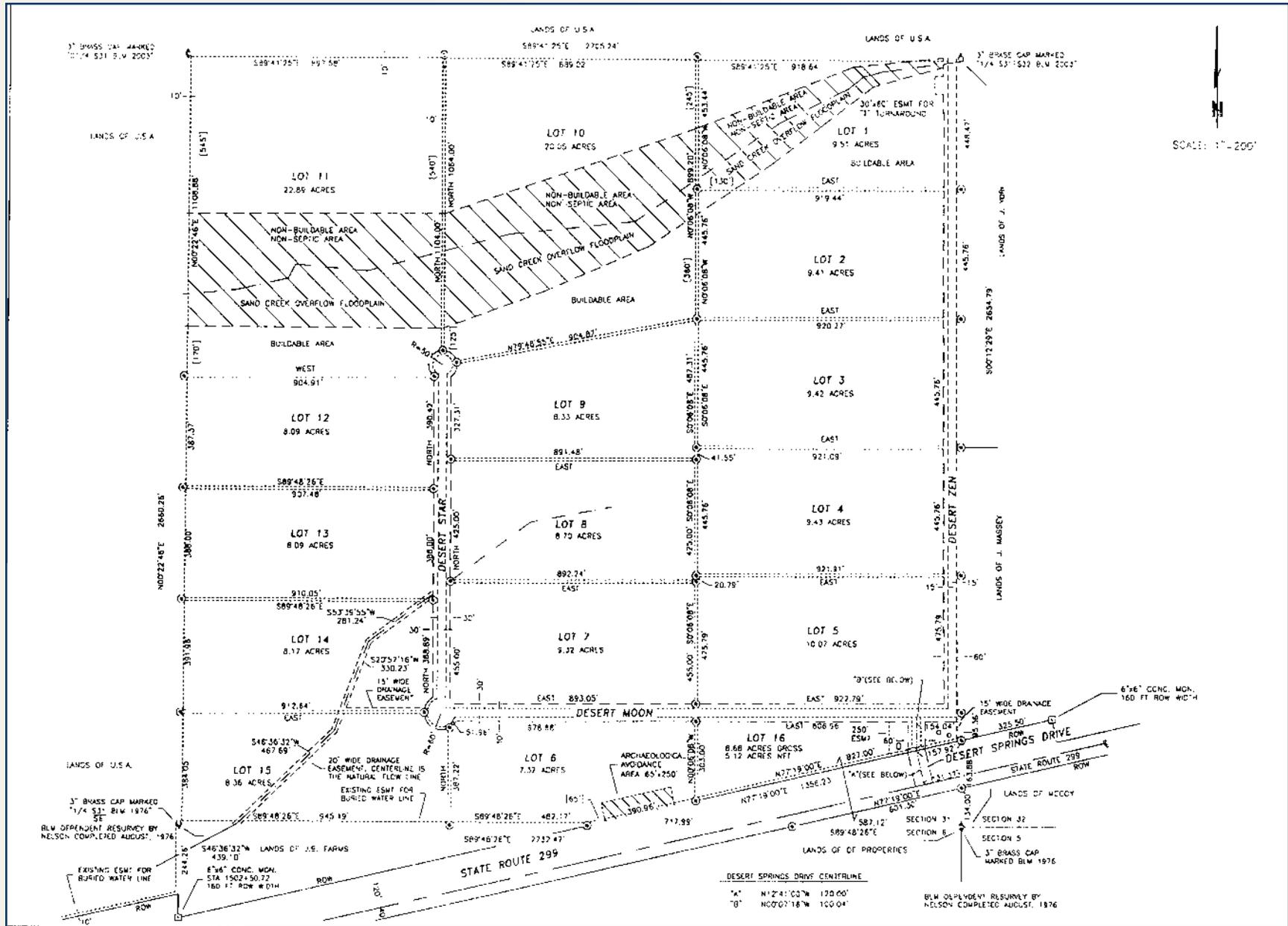
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